



Regional Service Through Unity... Meeting our Region's Needs Today and Tomorrow



REAL ESTATE COMMITTEE MEETING

May 26, 2021 (Via Teleconference)



AGENDA

I. CALL TO ORDER

II. PUBLIC COMMENTS (FOR TELECONFERENCE COMMITTEE MEETING ONLY)

INSTRUCTIONS FOR PUBLIC COMMENT ON-LINE REGISTRATION: Prior to the start of the Finance/Audit Committee meeting, members of the public wishing to provide public comment must submit via email to PublicRelations.Info@ntmwd.com their first and last name, organization, comment topic, mailing address and email address. During the public comment portion of the meeting, speakers will be recognized by name and asked to provide their comments. The time limit is five (5) minutes per speaker, not to exceed a total of thirty (30) minutes for all speakers. The Committee may not discuss these items, but may respond with factual or policy information. Public comment is provided for committee meetings held by teleconference during the COVID-19 health threat to confirm the opportunity for two-way communication with the public during the meeting.

III. OPENING REMARKS

- A. Chairman/Executive Director/Committee Champion Status Report concerning legislation and regulatory matters, budgets, current projects and ongoing programs of the District related to real estate.



AGENDA

IV. **ACTION ITEMS**

- A. Consider approval of Real Estate Committee meeting minutes – March 24, 2021
- B. Discuss and consider recommendations on May 2021 regular Board meeting agenda items:
 - 1. Adoption of Resolution No. 21-19 authorizing encroachment agreement at the Treated Water Pipeline from Leonard Water Treatment Plant to McKinney No. 4 project – Consent Agenda Item No. 21-05-04
 - 2. Authorize execution of right-of-way acquisition program and adoption of Resolution 21-26 authorizing use of eminent domain to acquire right-of-way for McKinney East Side Extension Improvements project - Administrative Memorandum No. 5729



AGENDA

V. DISCUSSION ITEMS

A. Real Estate Related Items for Discussion:

1. Property Size Increase – Meter Vault Station, Richardson No. 2

B. Opportunities for Committee members to provide feedback on Real Estate Committee meeting

C. Opportunity for Committee members to request potential future agenda items **(No substantive discussion of items will take place at this time)**

VI. ADJOURNMENT



AGENDA

IV. ACTION ITEMS

B. Discuss and consider recommendations on May 2021 regular Board meeting agenda items:

1. **Adoption of Resolution No. 21-19 authorizing encroachment agreement at the Treated Water Pipeline from Leonard Water Treatment Plant to McKinney No. 4 project – Consent Agenda Item No. 21-05-04**

Consider recommendation on adoption of Resolution No. 21-19 authorizing an encroachment agreement with D.R. Horton-Texas, Ltd., acting on behalf of Collin County Municipal Utility District CR412, at the Treated Water Pipeline from Leonard Water Treatment Plant to McKinney No. 4, Project No. 101-0425-16



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ENCROACHMENT AGREEMENT – D.R. HORTON

What: Authorize an Encroachment Agreement with D.R. Horton-Texas, LTD, Acting on Behalf of Collin County Municipal Utility District CR412 (D.R. Horton).

Why: D.R. Horton is constructing a residential development across an area of the Treated Water Pipeline. D.R. Horton will install a 10-inch water line, add fill, and construct a roadway.

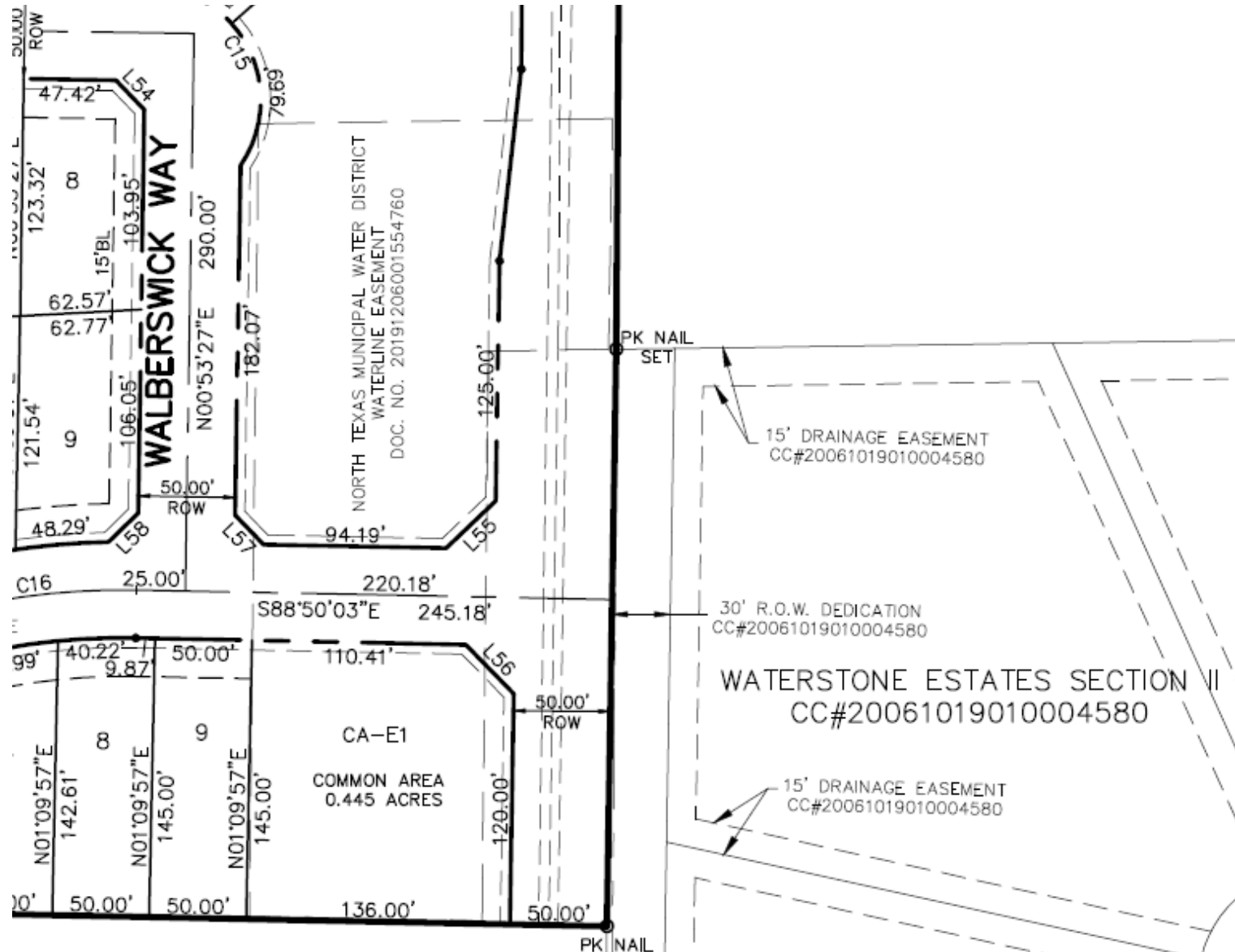


ENCROACHMENT AGREEMENT – D.R. HORTON

BACKGROUND

- D.R. Horton is constructing a neighborhood on property where Parcel 4016 of the Treated Water Pipeline easement (TWPL) is located
- D.R. Horton will install a 10-inch water line, add fill, and construct a roadway at a 90-degree angle across the TWPL
- The water line will be constructed within the roadway; the roadway will be dedicated to the public by plat
- The TWPL easement allows for these improvements
- NTMWD staff confirm the improvements are not detrimental to the TWPL
- NTMWD estimates completing installation of the 84-inch TWPL within the Encroachment area in June 2021.
- D.R. Horton will not work within the Encroachment area until the TWPL is installed







ENCROACHMENT AGREEMENT – D.R. HORTON

Party:	D.R. Horton-Texas, LLC, Acting on Behalf of Collin County Municipal Utility District CR412
Scope:	Enter into an Encroachment Agreement
Project:	No. 101-0425-16, Treated Water Pipeline from Leonard Water Treatment Plant to McKinney No. 4
Amount:	N/A



AGENDA

IV. ACTION ITEMS

B. Discuss and consider recommendations on May 2021 regular Board meeting agenda items:

2. Authorize execution of right-of-way acquisition program and adoption of Resolution 21-26 authorizing use of eminent domain to acquire right-of-way for McKinney East Side Extension Improvements project - Administrative Memorandum No. 5729

Consider recommendation on authorizing the Executive Director to execute a right-of-way acquisition program with a budget of \$880,000, and adoption of Resolution No. 21-26 authorizing the use of eminent domain to acquire right-of-way for the McKinney East Side Extension Improvements, Project No. 501-0551-19, and delegating authority to initiate condemnation proceedings to the NTMWD Executive Director



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MCKINNEY EAST SIDE EXTENSION IMPROVEMENTS EASEMENTS

What: Acquire Permanent and Temporary Easements.

Why: The McKinney East Side Extension will be replaced and upsized within the existing easement. Additional permanent and temporary easements are needed to complete the work.



MCKINNEY EAST SIDE EXTENSION IMPROVEMENTS EASEMENTS

BACKGROUND

- Two existing gravity interceptors convey flow from Anna, McKinney, and Melissa to the North McKinney Lift Station as well as the future North McKinney Transfer Lift Station.
- A 2015 Upper East Fork Interceptor System Evaluation recommended increasing capacity due to population growth in the service area.
- A 2016 internal inspection found the McKinney East Side Extension interceptor, completed in 1993, in poor condition and in need of improvements.
- The existing 21-inch/24-inch lines will be replaced and upsized with pipes varying from 54-inches to 66-inches.
- The project requires approximately 0.048 of permanent and 30.329 of temporary easements.





MCKINNEY EAST SIDE EXTENSION IMPROVEMENTS EASEMENTS

Consultant: N/A

Scope: Right-of-way acquisition and the necessary support services to facilitate the purchasing of easements for the project

Project: No. 501-0551-19, McKinney East Side Extension Improvements

Amount: \$880,000



AGENDA

V. DISCUSSION ITEMS

A. Real Estate Related Items

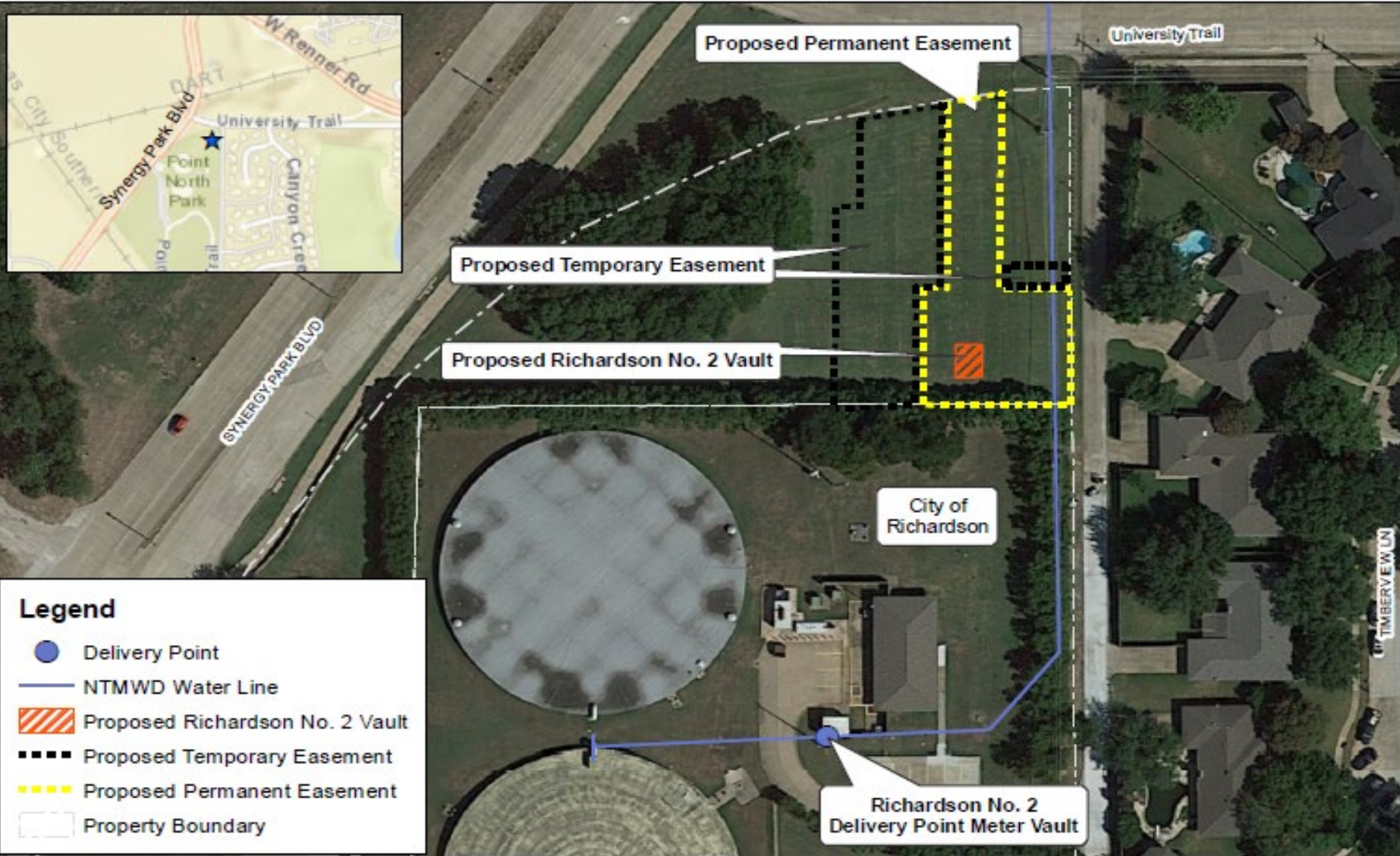
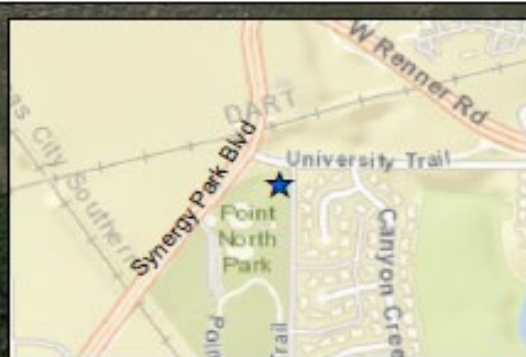
1. Property Size Increase – Meter Vault Station, Richardson No. 2









REAL ESTATE COMMITTEE

HISTORY

- The Richardson No. 2 site is part of the Meter Vault Station, Phase IV, Set Point Control
- Board approved property acquisition in October 2020, which consisted of 1.15 acres Permanent, 1.10 acres Temporary easements
- Richardson No. 2 contributed 0.2337 acres Permanent and 0.2177 acres Temporary easements
- Meter Vault size increased from 32 MGD to 40 MGD to meet City of Richardson's highest estimated flow
- The Plano West Side Pipeline will feed into the site and needs a 40-foot wide easement, not 30 feet.
- The property need has increased to 0.3578 acres Permanent and 0.2622 Temporary easements.



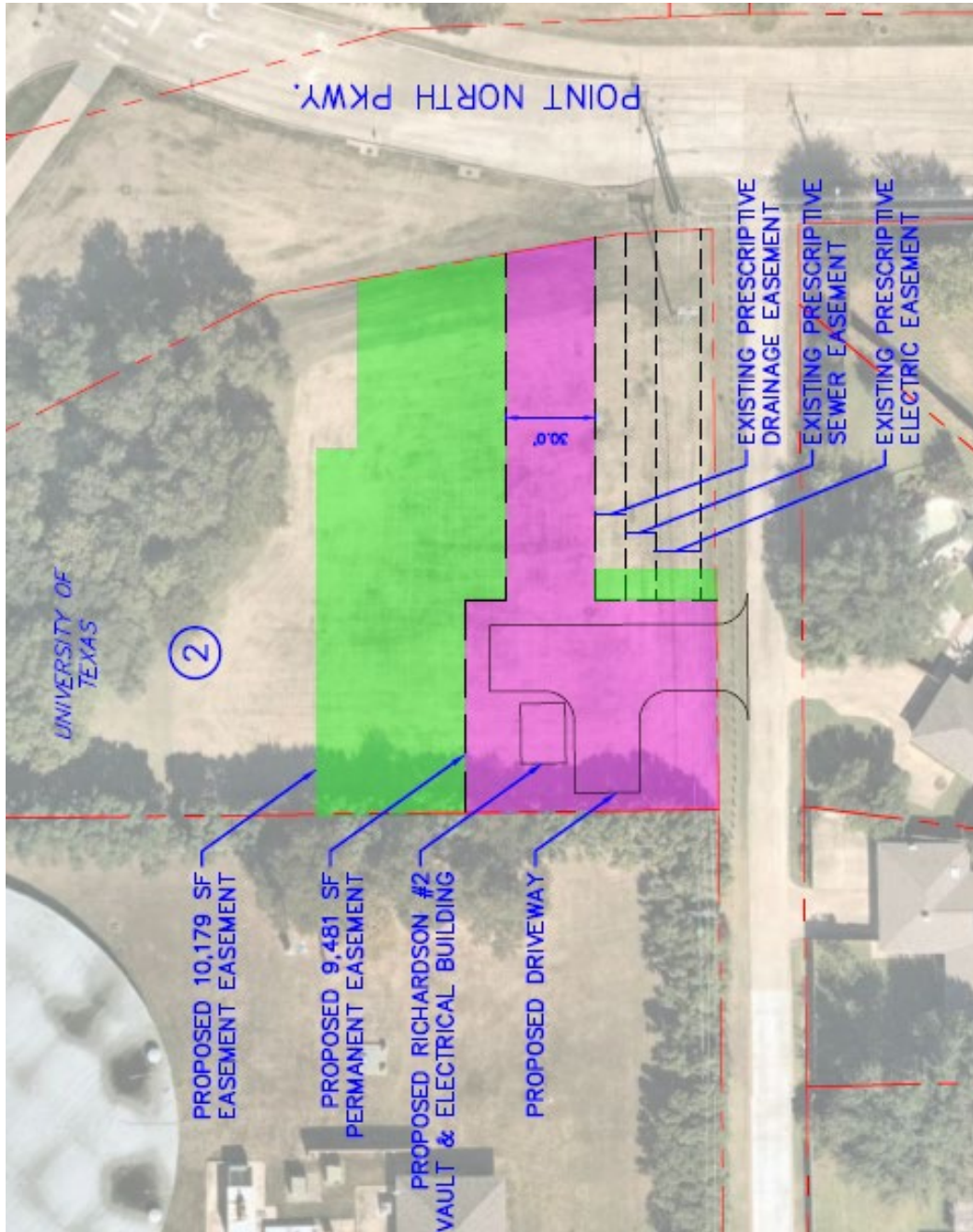
Legend

-  Delivery Point
-  NTMWD Water Line
-  Proposed Richardson No. 2 Vault
-  Proposed Temporary Easement
-  Proposed Permanent Easement
-  Property Boundary



Meter Vault Standardization
 Richardson No. 2
 Set Point Control Implementation Phase IV
 Project No. 101-338-13
 Administrative Memorandum No. 5645

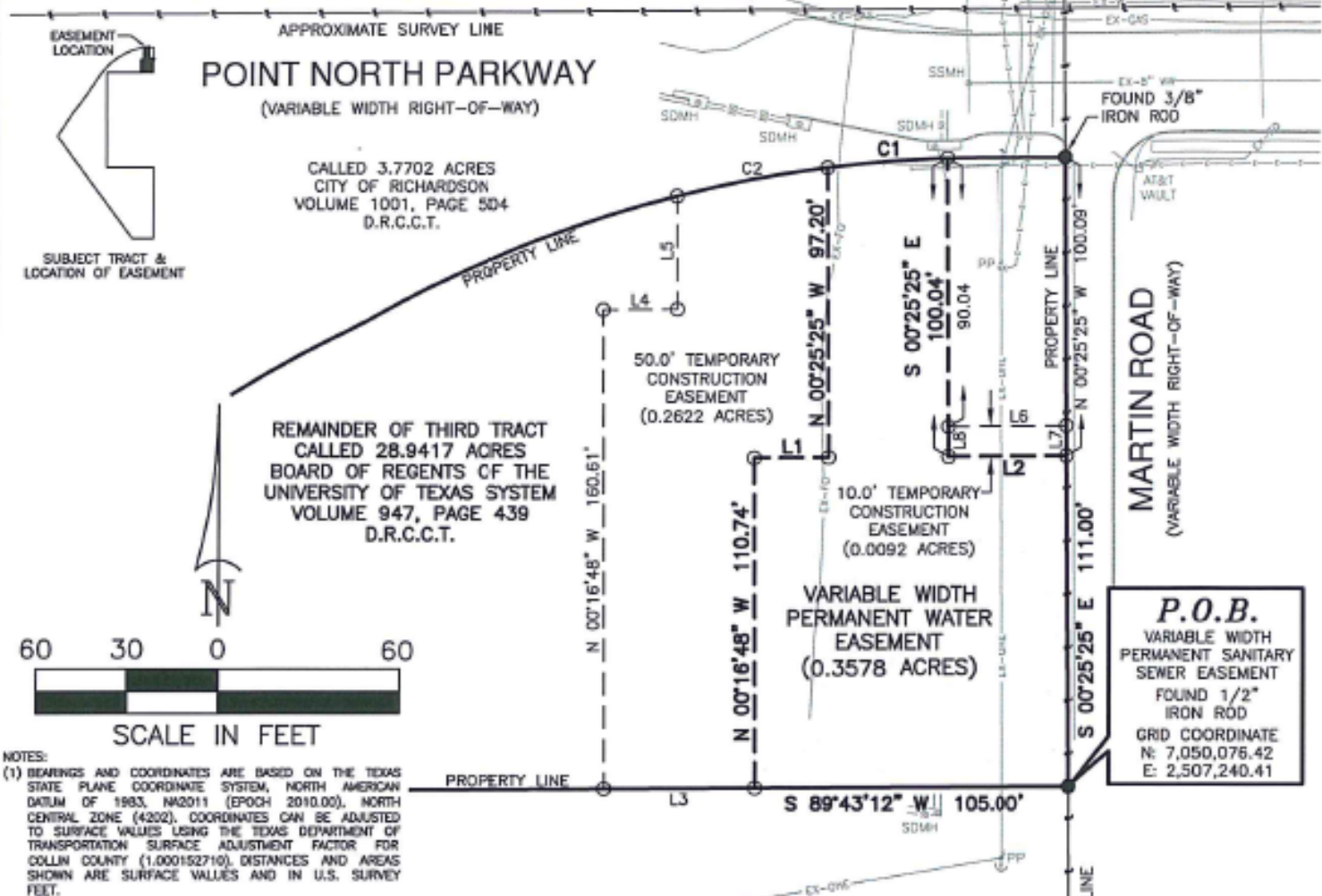






FRANCIS MCCULLOUGH SURVEY
ABSTRACT NO. 586

L.M. MARSHALL
SURVEY
ABSTRACT
NO. 595





AGENDA

V. DISCUSSION ITEMS

- B. Opportunities for Committee members to provide feedback on Real Estate Committee meeting
- C. Opportunity for Committee members to request potential future agenda items
(No substantive discussion of items will take place at this time)

VI. Adjournment



REAL ESTATE COMMITTEE

OUR VISION: To ensure all properties owned or leased by the North Texas Municipal Water District meet the needs of the District and the Region for today and tomorrow.

MISSION STATEMENT: Review all real estate acquisitions, sales, leases, agreements and transactions in support of the District operations and goals. Verify use of properties are in support of the District needs in the most efficient way possible.